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Warranty Deed 48-A

File #200450272

Davidson County DEEDWARR
Recvd: 08/03/04 14:25 2pgs
Fees:13.00 Taxes:284.90

20040803-0092934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of July, 2004.

Notary Public

MY COMMISSION EXPIRES: 3/14/05

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya Hayes	1st Trust Bank For Savings	Map 149-2-B
(NAME) 928 Strand Fleet Drive	(NAME) P.O. Box 17257	Parcel 141.00
(ADDRESS) Antioch TN 37013	(ADDRESS) Memphis, TN 38187-0257	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DEBRA ADAMS, UNMARRIED,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **SONYA HAYES, UNMARRIED**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 199B, on the Plan of Zone Lot Division, Lots 181 Thru 186, 192 thru 202, Piccadilly Square, Phase II, as shown by plat appearing of record in Plat Book 6900, Page 14, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Debra Adams, unmarried by Warranty Deed dated May 16, 1997 of record in Book 10460, Page 697, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Declaration of Covenants, Conditions and Restrictions of record in Book 6236, Page 683 and amended in Book 6300, Page 409, and re-recorded in Book 6306, Page 833, and amended in Book 6496, Page 114, Book 6496, Page 100, Book 6496, Page 107, Book 6518, Page 184 and Book 6518, Page 190; By-Laws of record in Book 6236, Page 708 and amended in Book 6295, Page 572, Book 6295 Page 580, Book 6295, Page 588 and Book 6300, Page 431; Charter for Piccadilly Square Homeowners' Association of record in Book 7288, Page 963; Articles of Incorporation of record in Book 6236, Page 703, Book 6295, Page 548, Book 6295, Page 556, Book 6295, Page 564, Book 6300, Page 423 and Book 6300, Page 439; Information Brochure of record in Book 6236, Page 726; Document of Clarification of record in Book 6236, Page 726, as amended in Book 6295, Page 596, Book 6295, Page 602 and in Book 6830, Page 739; Easement for water mains and appurtenances of record in Book 7883, Page 280; Easement for Sanitary Sewer and/or Storm Drainage of record in Book 10435, Page 902 ; all matters shown on plat of record in Plat Book 6900, Page 14; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 928 Strand Fleet Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and Grantor covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and Grantor further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 23rd day of July, 2004.

Debra Adams

Debra Adams

By: LaWanda Mayes, her Attorney in Fact

LaWanda Mayes, her Attorney in Fact

STATE OF Tennessee

COUNTY OF Davidson

On this 23rd day of July, 2004, before me personally appeared LaWanda Mayes, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Debra Adams and is authorized by him/her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Instrument No. 20040803-0092933 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this 23rd day of July, 2004.

Notary Public

My Commission Expires: _____

(SEAL)

JULIA A. HIRT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Mail After Recording To:
David W. Kious
Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076